



The Planning and Zoning Board
Local Planning Agency (LPA)
 2013-2014 Annual Report

February 25, 2015

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GENERAL SUMMARY

Pursuant to Chapter 2, Article III, Division 7 of the City of Hallandale Beach Code of Ordinances, the Planning and Zoning Board/Local Planning Agency established its monthly meeting on the fourth Wednesday of every month at 6:30 P.M. in City Commission Chambers. On April 23, 2014, the Planning and Zoning Board voted to change the meeting time from 1:30pm to 6:30pm, effective May 2014. The meetings are broadcasted live on the local government television station (Channel 78). The Board is currently made up of 6 Commission-appointed members and one alternate Commission-appointed member.

Ms. Sheryl Natelson, Chair
Ms. Terri Dillard, Vice-Chair
Mr. Kuei Kang (Charles) Wu
Mr. Csaba Kulin
Mr. Alexander Lewy
Mr. Howard Garson
Ms. Harriett Ginsberg, Alternate
(A detailed list of the Board member is attached.)

There is currently one (1) vacancy, that of Commissioner London's appointment.
There were (14) scheduled meetings held from September, 2013 through December, 2014 at which time 27 cases or applications were reviewed by the Board.

PURPOSE OF THE BOARD

The purpose of the Planning and Zoning Board/LPA is to hold public hearings to consider requests for Development Review, site plan approvals, zoning and land use applications of properties located within the City limits and to advise and formulate recommendations to the City Commission for the improvement, planned growth, health, safety and well-being of the City. The Planning and Zoning Board/LPA assures compliance with the City's Comprehensive Plan and Zoning and Land Development Code.

The Planning and Zoning Board/LPA also may make recommendations to the City Commission concerning proposed zoning (text and map) changes, approve preliminary plats of major subdivision plats, and perform any other duties assigned by the City Commission or as authorized by ordinance.

The Planning and Zoning Board/LPA also may grant final approval for minor Variances within the City, in accordance with Section 32-965 of the Zoning and Land Development Code, which helps expedite processing of minor deviations of code requirements.

FEATURED CASES/APPLICATIONS

During the past year, the Planning and Zoning Board/LPA has reviewed and made recommendations to the City Commission for the following 27 cases/applications:

Two (2) Conditional Use

- St. Ann's Episcopal Church Parking Lot
- Gulfstream Point

Nine (9) Major Developments

- Family Dollar
- Pegasus Statue
- Seventh Avenue Village

- 2000 South Ocean Drive
- CVS
- Gulfstream Park Tower
- Gulfstream Point
- Hallandale Artsquare
- Hallandale Beach Fire Station No. 7

One (1) Nightclub License

- Adena Foods

One (1) PDD Amendment

- Hallandale Oasis

Three (3) Plat Applications

- 2000 South Ocean Drive
- Dixie Group Subdivision Plat
- Hallandale Artsquare

Two (2) Redevelopment Area Modifications

- Family Dollar
- Seventh Avenue Village

Two (2) Rezoning Applications

- Mega Developers, 106 SE 9th Ct.
- Regional Activity Center

One (1) Right of Way Vacation

- Seventh Avenue Village

Eleven (11) Text Changes

- Special Events
- Fashion Art and Design permitted uses Code Amendment
- Residential Care Facilities

- Planning and Zoning Board Authority
- Temporary Structures, Modular Cargo Containers
- Definitions
- Fashion Art and Design boundary expansion
- Temporary Uses*
- PLAC Simulcasting Screens and Pari-mutuel wagering machines
- Regional Activity Center Zoning districts and regulations
- Chapter 32, Article IV

Three (3) Variances

- DD's Discount Store Sign
- Carmen Selman fence height
- Golden Smile Adult Day Care Center Sign

*At the direction of the Board, the Special Events Code Amendment application was reconsidered and presented a second time as Temporary Use Code Amendment.

The last annual report confirmed 8 cases or applications between September 2012 and September 2013. The number of applications requiring Planning and Zoning Board review in the two previous years grew more than 300% in 2014. A comparison chart is provided below.

Featured Cases and Applications	Sept. 2012 to Sept. 2013	2014 calendar year	Sept. 2013 to Dec. 2014
Conditional Use	1	1	2
Major Developments	1	7	9
Nightclub License	1	1	1
Redevelopment Area Modification	1	1	2
Rezoning Applications	0	2	2
Right of Way Vacation	0	1	1
Text Changes	1	8	11
Variances	2	3	3
PDD Amendment	0	1	1
Plat Application	1	2	3
Total:	8	27	35

In addition, the Planning and Zoning Board/LPA participated in the following workshops provided by Staff during regular Planning and Zoning Board/LPA meetings:

1. Central RAC - Treasure Coast Regional Planning Council (July 23, 2014)
2. West RAC- Althea Jefferson, AICP, Planning & Zoning Manager (July 23, 2014)
3. Parks, G.O. Bonds, Keven Klopp, Director of Development Services. (August 27, 2014)

Respectfully submitted,

_____/_____/_____

Sheryl Natelson, Chair

Date

PLANNING & ZONING BOARD MEMBERS

(8 Members & 1 Alternate)

Appointment of Mayor Cooper

Sheryl Natelson
1755 E. Hallandale Beach Blvd. #807-E
Hallandale Beach, FL 33009
954-684-1305
Snatelsonlaw1@aol.com
Member Since: 11/6/2001
Reappointed: 3/6/2013

Appointment of Mayor Cooper

Terri Dillard
617 SW 1 Street
Hallandale Beach, FL 33009
954-456-6011 C: 954-661-8749
peopleforchangeinc@yahoo.com
Appointed: 6/20/2007

Appointment of Vice Mayor Julian

Howard Garson
2214 NE 11 Street
Hallandale Beach, FL 33009
954-458-0811
hgarson@gmail.com
Appointed: 1/7/2015

Appointment of Commissioner Sanders

Alexander Lewy
401 NE 14 Avenue Apt. 109
Hallandale Beach, FL 33009
954-357-0777 C: 305-213-7587
alex@lewy.us
Appointed: 6/4/2014

Appointment of Comm. Lazarow

Csaba Kulin
600 NE 14 Avenue, Apt. 220
Hallandale Beach, FL 33009
440-759-6696
ckulin@netscape.com
Appointed: 2/20/2013

Appointment of Vice Mayor Julian

Kuei Kang (Charles) Wu
300 Three Islands Blvd. #118
Hallandale Beach, FL 33009
561-324-7123
cwu33409@aol.com
Appointed: 4/2/2014

Honorary Member

Seymour Fendell
3140 S. Ocean Drive, #1504
Hallandale Beach, FL 33009
954-454-3966
Appointed: 6/17/1997

Recommended by Mayor Cooper

ALTERNATE

Harriett Ginsberg
2500 Parkview Drive #312
Hallandale Beach, FL 33009
ginsberh@yahoo.com
305-454-5880
Appointed: 1/7/2015

Commissioner London

VACANT

Term:	At the pleasure of the City Commission
REG. MTG.:	4th Wednesday of each month - 6:30 p.m. (per motion on 4/23/14)
LOCATION:	City Commission Chambers
CHAIR:	Sheryl Natelson
VICE-CHAIR:	Terri Dillard
SECRETARY:	Staff of Development Services
LIAISON:	Althea Jefferson, Planning & Zoning Manager

Revised: 1/26/2015 1 Vacancy

PLANNING AND ZONING BOARD ANNUAL ATTENDENCE

End of Year 2013 Attendance			
Board Members	9/25	10/23	11/22
Sheryl Natelson	T	P	A
Terri Dillard	P	P	P
Csaba Kulin	P	P	P
Charles Wu			
Sherea Atkins	P	P	A
Alexander Lewy			
Howard Garson - Alternate			
Arnold Cooper – Chair	P	P	P
Eudyce Steinberg- Vice Chair	P	P	P
Leo Grachow	A	P	A
Vacancy			
Total Members Present	6	7	5
Total Members Absent	2	1	3
Seymour Fendell- Honorary	A	A	P

Present (P)

Absent: (A)



Unappointed

PLANNING AND ZONING BOARD ANNUAL ATTENDANCE

2014 Attendance

Board Members	1/22	2/26	3/26	4/23	5/28	6/25	7/23	8/27	9/24	10/22	11/20	12/18
Sheryl Natelson - Chair	T	T	T	P	P	P	P	P	P	P	T	P
Terri Dillard- Vice Chair	P	A	P	P	P	P	P	P	P	P	P	P
Csaba Kulin	P	P	P	P	A	P	A	P	P	P	A	A
Charles Wu				P	P	P	P	A	P	P	P	T
Sherea Atkins	P	A	P	P	T	P	A	P	P	A		
Alexander Lewy						P	P	T	P	P	P	P
Howard Garson - Alternate						P	P	P	P	P	P	P
Arnold Cooper – Former Chair	P	P										
Eudyce Steinberg- Former Vice Chair	A	P	A									
Leo Grachow	P	P	P									
Vacancy												
Total Members Present	6	5	5	5	4	7	5	6	7	6	5	
Total Members Absent	2	3	2	2	2	0	2	1	0	1	2	
Seymour Fendell- Honorary	A	A	A	A	A	A	A	A	A	A	A	

Present **(P)**

Absent: **(A)**



Unappointed

APPLICATIONS AND CASES

Between September 2013 and December 2014, the Planning and Zoning Board/LPA has reviewed and made recommendations to the City Commission for the following:

CONDITIONAL USE

(2)

1. ST. ANNE'S EPISCOPAL CHURCH CONDITIONAL USE PERMIT FOR A PARKING LOT AT THE NORTHEAST CORNER OF NW 7TH STREET AND NW 1ST AVENUE. (**OCTOBER 23, 2013**)
2. GULFSTREAM POINT CONDITIONAL USE PERMIT TO ALLOW A RESIDENTIAL USE IN B-L/PRD DISTRICTS AT 918 S. FEDERAL HWY. (**OCTOBER 22, 2014**)

MAJOR DEVELOPMENT

(9)

1. FAMILY DOLLAR RETAIL STORE MAJOR DEVELOPMENT REVIEW AT 633 PEMBROKE ROAD. (**SEPTEMBER 25, 2013**)
2. GULFSTREAM PARK TOWER MAJOR DEVELOPMENT REVIEW AT 901 SOUTH FEDERAL HIGHWAY. (**SEPTEMBER 25, 2013**)
3. 7TH AVENUE VILLAGE MAJOR DEVELOPMENT REVIEW OF COMMERCIAL CENTER AT 645-701 WEST HALLANDALE BEACH BOULEVARD. (**JANUARY 22, 2014**)
4. 2000 S. OCEAN DRIVE MAJOR DEVELOPMENT PLAN APPROVAL OF A MULTI-FAMILY RESIDENTIAL HIGH RISE BUILDING AT 2000 S. OCEAN DRIVE. (**JANUARY 22, 2014**)
5. CVS, MAJOR DEVELOPMENT REVIEW FOR A CVS PHARMACY BUILDING AT 2101 E HALLANDALE BEACH BLVD. (**APRIL 23, 2014**)
6. GULFSTREAM PARK TOWER, MAJOR DEVELOPMENT RESIDENTIAL MULTI-FAMILY HIGH-RISE BUILDING AT 901 S FEDEREAL HWY. (QUASI-JUDICIAL) (**MAY 28, 2014**)
7. GULFSTREAM POINT, MAJOR DEVELOPMENT REVIEW OF A MIXED USE DEVELOPMENT AT 918 S. FEDERAL HWY. (QUASI-JUDICIAL) (**OCTOBER 22, 2014**)
8. HALLANDALE ARTSQUARE, MAJOR DEVELOPMENT REVIEW FOR A MIXED USE DEVELOPMENT AT 301-409 NORTH FEDERAL HIGHWAY. (QUASI JUDICIAL) (**DECEMBER 18, 2014**)
9. HALLANDALE BEACH FIRE STATION NO. 7, MAJOR DEVELOPMENT REVIEW FOR A NEW FIRE STATION AT 111 FOSTER ROAD TO REPLACE/RELOCATE THE EXISTING FIRE STATION NO 7. (QUASI JUDICIAL) (**DECEMBER 18, 2014**)

NIGHTCLUB LICENSE (1)

1. NIGHTCLUB LICENSE FOR ADENA FOODS, LOCATED AT 900 SILKS RUN, BUILDING 1700. **(JUNE 25, 2014)**

PLAT APPLICATION

(3)

1. 2000 SOUTH OCEAN DRIVE PLAT, PLAT APPROVAL FOR 2000 S. OCEAN DRIVE. **(SEPTEMBER 25, 2013)**
2. DIXIE GROUP SUBDIVISION PLAT, RE-PLAT APPROVAL FOR 820 SOUTH DIXIE HIGHWAY. (QUASI- JUDICIAL) **(MARCH 26, 2014)**
3. HALLANDALE ARTSQUARE PLAT, PLAT APPROVAL FOR 301-409 NORTH FEDERAL HIGHWAY. (QUASI JUDICIAL) **(NOVEMBER 20, 2014)**

REDEVELOPMENT AREA MODIFICATION

(2)

1. FAMILY DOLLAR STORE, REDEVELOPMENT AREA MODIFICATIONS (RAM) FOR DEVELOPMENT AT 633 PEMBROKE ROAD. **(SEPTEMBER 25, 2013)**
2. 7TH AVENUE VILLAGE, REDEVELOPMENT AREA MODIFICATIONS (RAM) FOR COMMERCIAL CENTER AT 649-701 W. HALLANDALE BEACH BLVD. **(JANUARY 22, 2014)**
(PLANNING AND ZONING BOARD ACTION WAS NOT REQUIRED FOR THIS APPLICATION.)

REZONING

(2)

1. REZONING FROM BUSINESS GENERAL (B-G) DISTRICT TO RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY (RM-18) DISTRICT OF PORTION OF PROPERTY AT 106 SE 9TH COURT. **(APRIL 23, 2014)**
2. REZONING OF MAJOR PORTION OF PROPERTIES DESIGNATED REGIONAL ACTIVITY CENTER TO WEST AND CENTRAL REGIONAL ACTIVITY CENTER ZONING DISTRICTS. **(SEPTEMBER 23, 2014)**

RIGHT OF WAY VACATION

(1)

1. 7TH AVENUE VILLAGE, VACATION OF SW 7TH AVENUE BETWEEN WEST HALLANDALE BEACH BOULEVARD AND SW 1ST STREET. **(January 22, 2014)**
(PLANNING AND ZONING BOARD ACTION WAS NOT REQUIRED FOR THIS APPLICATION.)

TEXT CHANGE

(11)

1. SPECIAL EVENTS TEXT AMENDMENT CHAPTER 32, DIVISION 20. **(SEPTEMBER 25, 2013)**
2. FASHION ART AND DESIGN OVERLAY DISTRICT TEXT AMENDMENT, SECTION 32-171. **(NOVEMBER 22, 2013)**

3. RESIDENTIAL CARE FACILITIES TEXT AMENDMENT, SECTION 32-525. (**NOVEMBER 22, 2013**)
4. PLANNING AND ZONING BOARD AUTHORITY TEXT AMENDMENT, SECTION 32-965. (**NOVEMBER 22, 2013**)
5. TEMPORARY STRUCTURES AND USES TEXT AMENDMENT, SECTION 32-431. (**JANUARY 22, 2014**)
6. DEFINITIONS TEXT AMENDMENT, SECTION 32-8. (**JANUARY 22, 2014**)
7. FASHION ART AND DESIGN OVERLAY DISTRICT BOUNDARY TEXT AND MAP, SECTION 32-171. (**FEBRUARY 26, 2014**)
8. TEMPORARY USES TEXT AMENDMENT, CHAPTER 32-, DIVISION 20. (**FEBRUARY 26, 2014**)
9. PLAC, PLANNED LOCAL ACTIVITY CENTER DISTRICT TEXT AMENDMENT, SECTION 32-179. (**JUNE 25, 2014**)
10. REGIONAL ACTIVITY CENTER ZONING REGULATIONS, TEXT AMENDMENT, CHAPTER 32, ARTICLE I AND ARTICLE III. (**SEPTEMBER 23, 2014**)
11. CHAPTER 32, ARTICLE IV, TEXT. (**SEPTEMBER 23, 2014**)

VARIANCE

(3)

1. DD'S DISCOUNTS SIGN VARIANCE 1039 WEST HALLANDALE BEACH BOULEVARD. (QUASI-JUDICIAL HEARING) (**JANUARY 22, 2014**)
2. CARMEN SELMAN FENCE HEIGHT VARIANCE AT 901 DIPLOMAT PARKWAY. (QUASI-JUDICIAL) (**JULY 23, 2014**)
3. OLDEN SMILE ADULT DAY CARE SIGN VARIANCE AT 1726 E. HALLANDALE BEACH BOULEVARD. (QUASI JUDICIAL) (**NOVEMBER 20, 2014**)